



Montgomery County Council
Vice President Rice

Clarksburg Community
Meeting
on

Retail Development

June 26, 2013



Previous Community Meetings held by Councilmember Rice

Sworn in Office: December 6, 2010

January 24, 2011

June 27, 2011

September 19, 2012



Clarksburg Village Center

- Master Plan Amendment 2011- allowing retail to proceed
- Clarksburg Village Center 109,000 sq feet retail
- Will include elderly housing: 100 units
- Tenants: A few remaining spaces left
 - Harris Teeter (53,000 sq feet)
 - Kicks Karate; Wells Fargo Bank, Montgomery County Liquors, Dunkin Donuts, Passion Nails, CVC Cleaners, Hair Cuttery, Grillmarx, Subway, Exxon
- Opening: Fall 2013

<http://clarksburgvillagecenter.com>





Clarksburg Town Center Retail

- Third Try LLC proposal includes:
 - Full-sized grocery store
 - Local and national retail stores
 - Restaurants
 - Office space (including a medical office)
 - Park with outdoor amphitheater
 - Civic building/public library

3D Animated Narrative Video of Center Layout

<http://www.youtube.com>

“Town Center Animation Video”



Clarksburg Town Center Retail

- Anticipated next steps: (subject to change)
 - Submit project preliminary site plans to Planning Board: 2013
 - Government agency review & comments: 2013-2014
 - Review of plans by Planning Board: 2014
 - Certified site plan: 2015
 - Engineering: 2016
 - Start construction and leasing: 2017
 - Target opening date: 2018

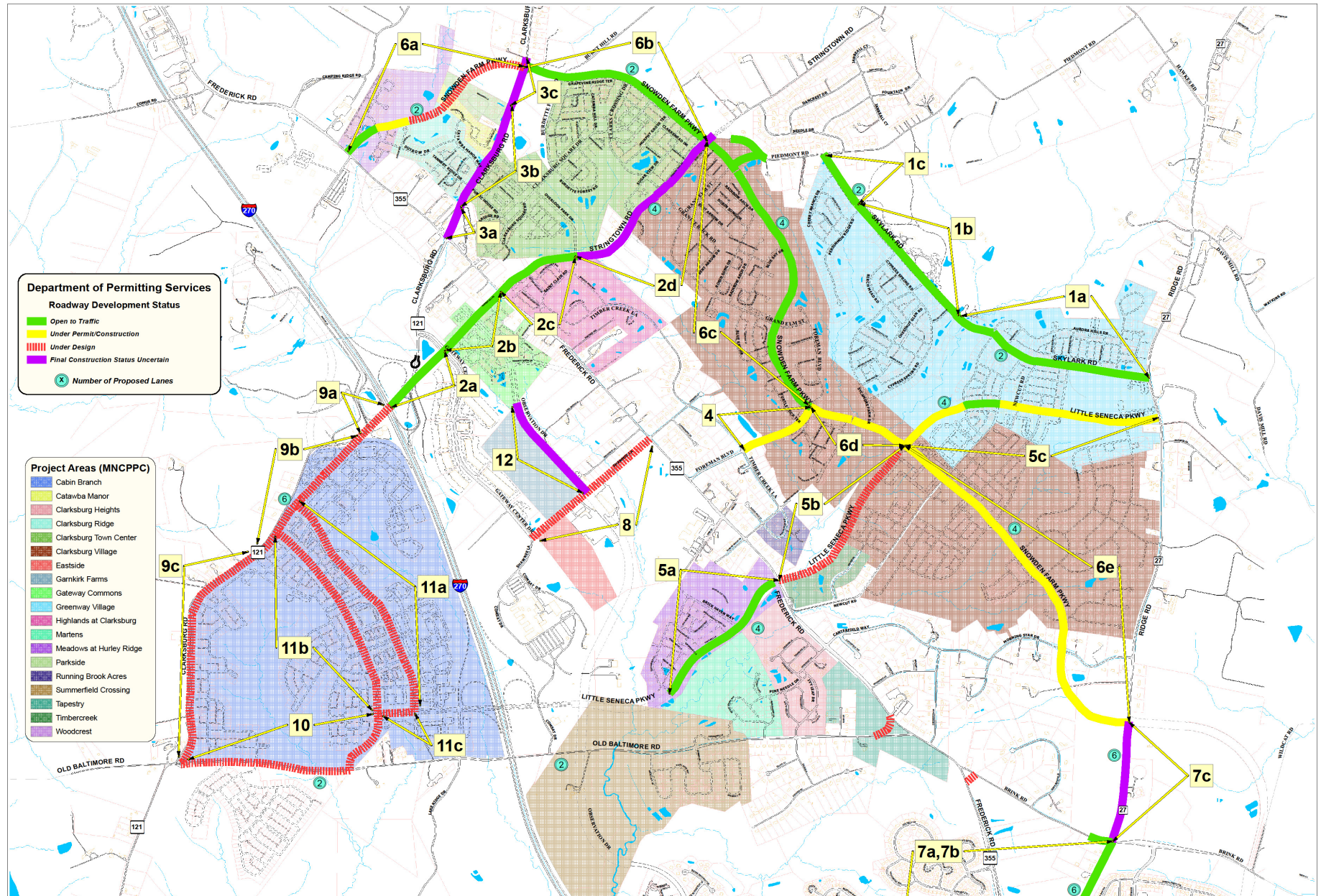


CLARKSBURG
TOWN CENTER



Clarksburg Transportation Connections Road Projects

- Project provides for county contribution for design, partial land acquisition and construction of:
 - 2,400 ft section Snowden Farm Parkway from 300 ft north of Morning Star Dr to Ridge Rd
 - 3,400 ft section Little Seneca Parkway from Snowden Farm Parkway to MD 355
 - Intersection of Brink Road at MD 355



Clarksburg

0 500 1,000 2,000 3,000 4,000 Feet

Date: 01/28/2011
 Data Source: MNCPPC, DTSGIS, and DPS
 Prepared by: Department of Permitting Services





1994 Clarksburg Master Plan

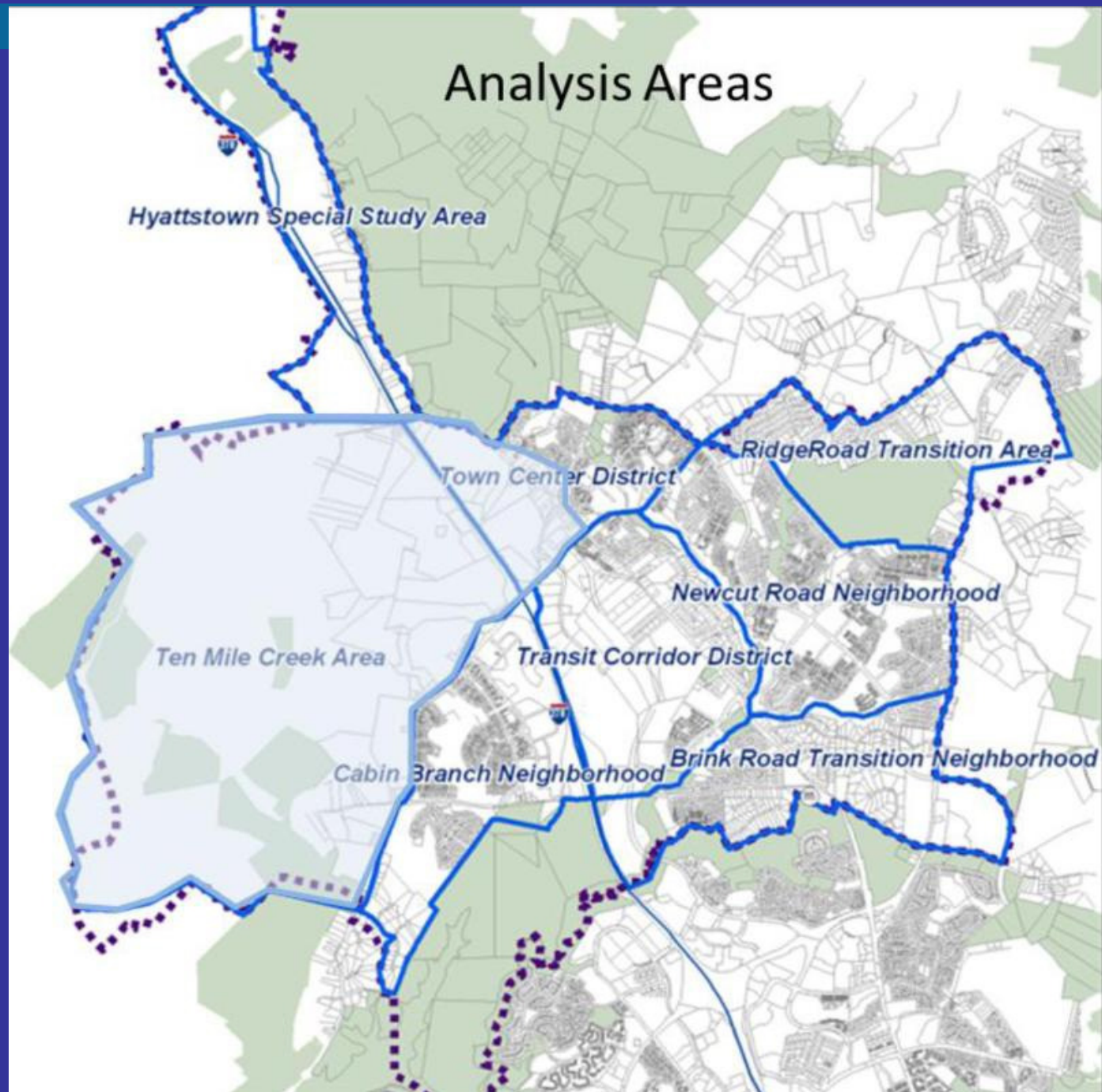
- Long-range vision of Clarksburg
- 4 stages with triggers
- Ten Mile Creek Area is part of Stage 4 – final stage of development
- Stage 4 triggers have been met



Ten Mile Creek Area Limited Amendment

- October 2012, County Council directed Planning Department to study Ten Mile Creek Area to recommend options of how to balance development with need to protect water quality within the watershed.
- Recommendation by Planning Board to be transmitted to County Council by Fall 2013


Analysis Areas





Ten Mile Creek Limited Amendment Planning Board/Planning Department Past Meetings

- **November 19, 2012:** Community Meeting
- **February 25, 2013:** Community Meeting
- **March 14, 2013:** Worksession
- **April 11, 2013:** Worksession
- **April 17, 2013:** Public Hearing
- **May 9, 2013:** Worksession
- **June 20, 2013:** Worksession



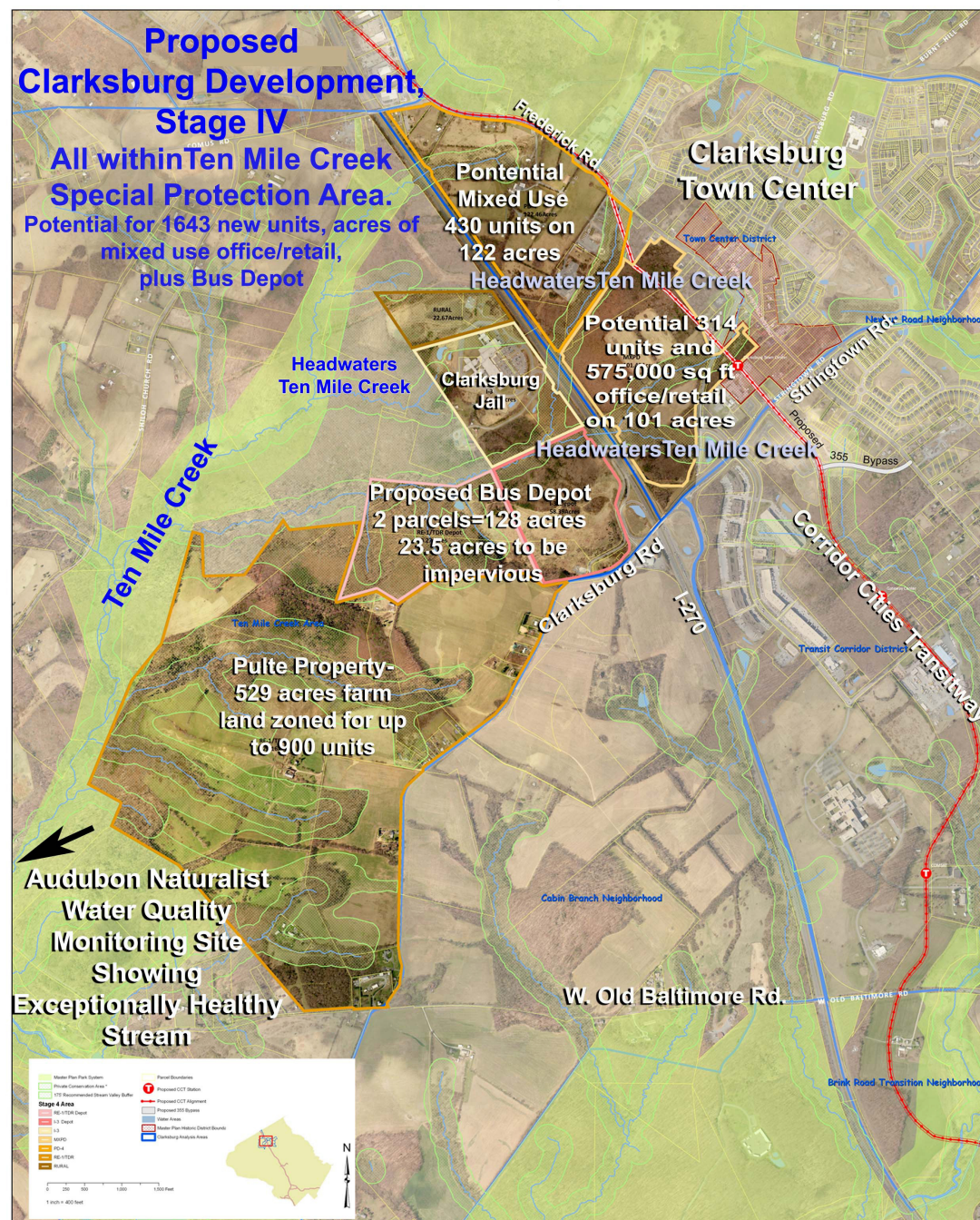
Ten Mile Creek Limited Amendment Upcoming Schedule 2013

(subject to change)

- **July 25th:** Present Staff Draft & Request Public Hearing Date
- **September:** Planning Board Public Hearing on Staff Draft
- **September:** Planning Board Worksessions
- **September/October:** Prepare Planning Board Draft
- **October:** Transmit Planning Board Draft to County
- **October/November:** County Executive Review
- **November-January:** County Council Review, Public Hearing

For updated information:

www.montgomeryplanning.org/10milecreek





Adventist Healthcare Retail Site

- Site: I-270 and Route 121
- Development Plan Amendment filed with Planning Board on March 7, 2013
- Upcoming Schedule: (subject to change)
 - July 18th: Planning Board
 - July 29th: Hearing Examiner
 - Fall: County Council Review



Ex Parte

- All County Councilmembers and staff must abide by Ex Parte rules
- Ex Parte:
 - Communications made to influence a decision-making official or staff concerning zoning application
 - Restricted by state and local law
 - Any communication by phone, email, letter or face-to-face is prohibited until a final Council decision is made